

Midcoast Community Council

An Elected Municipal Advisory Council to the San Mateo County Board of Supervisors

P.O. Box 248, Moss Beach, CA 94038 www.MidcoastCommunityCouncil.org

Lisa Ketcham . Dave Olson . Chris Johnson . Laura Stein . Erin Deinzer . Dan Haggerty . Joel Janoe

Approved Minutes: Meeting on Wednesday, August 13, 2014, at Pillar Ridge Community Center, Moss Beach, CA

Call to Order — 7:13 p.m.

Present: Councilmembers Ketcham, Olson, Johnson, Stein, Deinzer, Haggerty, and Janoe.

- Camille Leung, County Planner, Planning and Building Department
- Scott Holmes, Big Wave Project Engineer
- 17 members of the public

1. Public Comment

- Bill Kehoe, Moss Beach—Would like the MCC to contact the League of Women Voters to set up candidate forums for the fall elections.
- Leonard Woren, El Granada—Opposes efforts by the Coastside Fire Protection District (CFPD) to purchase the empty parcel next to the El Granada Post Office from the Harbor District. Suspects Harbor District of violating the Brown Act during their negotiations for this property. Feels that use of this property for construction of a new fire station would eat up available parking spots in the area and create more traffic. Wants the MCC to contact the board of the CFPD about this issue and possibly have this issue as an MCC agenda item.

2. Regular Agenda

a. Informational Overview of the Big Wave North Parcel Alternative (NPA) and Addendum to the 2010 Big Wave Environmental Impact Report.

- County Planner Camille Leung and Big Wave NPA project engineer Scott Holmes provided summary information and answered questions about the project, including how the project has been revised and the timeline for public review and comment. County Planner Leung made an electronic summary presentation. See <http://planning.smcgov.org/big-wave-north-parcel-alternative-project>.
- Camille Leung made the identical presentation to the Planning Commission earlier in the day in an informational session. There were only three public comments made at the Planning Commission meeting related to the Big Wave NPA project.
 - In addition to Camille Leung's presentation, Big Wave NPA project engineer Scott Holmes also presented summary information, including background on himself, future plans for the office buildings, the project timeline, and updates to the project in the NPA.
 - Lisa Ketcham, MCC chair—Made the following comments.
 - The Big Wave Project, presented at the 2006 predevelopment workshop, had four two-story office buildings totaling 155,000 sq. ft. and the Wellness Center, consisting of 36 one- and two-story apartment and condominium housing units for an unspecified number of residents plus associated common areas and commercial uses. The 2006 development density was presented as fully supporting all project goals.
 - Although the community expressed concern in 2006 at the large scale of development, the north parcel office park was subsequently increased to three stories and 225,000 s/f and a separate 20,000 s/f commercial building was added to the south parcel. That brought the total 2010 BW project commercial space up from 155,000 to 245,000 s/f.
 - The 2010 Big Wave EIR was broadly disputed, but the County certified it. The fact

that the Coastal Commission determined that the project raised substantial issue with the county's LCP and denied the project seems not to have affected the 2010 EIR approval and by extension the more or less pre-approved Addendum for the North Parcel Alternative. The County's EIR has never considered the original 155,000 s/f Business Park in its analysis of the Preferred Project Alternative even though it fulfilled all project goals.

-The 2012 LCP Update has been approved since the 2010 Big Wave Project. Policy 2.52 Traffic Mitigation: For this size project, the LCP requires the applicant to develop and implement a traffic impact analysis and mitigation plan. The Traffic Analysis has determined the project will have a significant impact on the Cypress Avenue/Hwy 1 intersection, and per County requirements, mitigation measures [signal or roundabout] should be installed as part of the project prior to occupancy. However, Mitigation Measure Trans-1 does not require even beginning the lengthy process of design, permitting, and construction until after building occupancy and further traffic analysis. Once the signal warrant is triggered at Cypress, mitigation implementation will take years, during which there will be significant traffic impacts.

-Wellness Center square footage: The four WC buildings are listed as having a total of 70,500 s/f of building floor area. Buildings 2 and 3 have residential second floors and unfinished ground floors of as-yet undetermined use—pool, storage, or could be anything except living space. Clearly these floors are intended to be finished and used, and yet their square footage (19,500 sf) is not counted in building totals, which would be 90,000 s/f with those two floors included. This makes it look like the project size has been reduced more than it has.

—Laura Stein, MCC treasurer—What is the signal warrant requirement for Cypress Ave/Highway 1?

-A: Scott Holmes, Big Wave NPA—It is a Caltrans calculation. He is not sure of the exact numbers but knows the warrant is close to being met, though still below the requirement.

-A: Camille Leung, County Planning—Will research this question and provide answer in the future.

Note: County Planner Camille Leung announced that questions asked at this meeting are part of the comment period for the Big Wave EIR Addendum. They will be answered topically by County Planning in an official future summary response.

—Laura Stein, MCC treasurer—The NPA development density, on the northern parcel, is relatively unchanged from the 2010 project which the Coastal Commission denied. The most important benefit from this alternative is dependent on the protection of the southern parcel from future development and restoration of those wetlands. The Project description states, "the south parcel's Lot 2 would remain undeveloped." Concerned that with the adoption of an ordinance approving a Development Agreement allowing phasing of the project construction for over 15 years these types of promises are frequently forgotten. Is there any force of law behind this statement? What recourse does the community have, legally if this promise is not adhered to?

—Laura Stein, MCC treasurer—The Traffic Report states that the existing conditions at the intersection of Cypress and Hwy 1 do not meet the requirements which would trigger the installation of a traffic signal, even though peak hour weekday Level Of Service is noted as "E" in AM and "F" in PM as well as on weekend peak midday. (Cypress existing PM peak hour number of vehicles turning north onto Hwy = 48. Add 59 for Big Wave. = 107). What is the signal warrant requirement for the intersection of Cypress and Hwy 1? Is it based on the Level of Service, or is it based on the actual number of vehicles in which case how many would that be?

- Laura Stein, MCC treasurer—Project trip estimates make the assumption that 50 Big Wave residents will not generate any car trips and therefore will not have any effect on the current traffic situation. It may be true that the residents will not have cars, but won't they still have to be driven everywhere they go, by staff, family, or friends? What about the impact of the cars of their visitors? In what way will these additional figures be factored into the Traffic Report?
- Laura Stein, MCC treasurer—In referencing the 200,000 gal fire-flow storage tank on the ground floor of Bldg 3:
 - Will that be for fire protection, swimming, or both?
 - Where will the water come from? Will it be filled with MWSD water as stated on p.15, or from the agricultural well as stated on p.4?
 - What is the effect of having a heated pool underneath the living quarters which allows for constant moisture to permeate the building?
- Laura Stein, MCC treasurer—Confused by the Daily Flow Analysis, which assumes that water use is confined to the only bathroom in the Business Park. Won't water be needed for industrial uses such as lunch rooms? Big Wave Maintenance laundry services for the Office Park and Wellness Center seems like it could eventually use large amounts of water. The proposed no-chlorine salt-water pool is said to eliminate the need for showers. This one is very difficult to understand. Won't people want to wash off the salt water? In addition, what about the water required to shower before entering the pool?
- Laura Stein, MCC treasurer—The Grading plan calls for raising the grade level of the developed site one to two feet (12-20") with imported gravel. How will the landscaped areas within the developed site will be brought up to the new grade level?
- Laura Stein, MCC treasurer—Per the North Parcel parking:
 - Can you identify which section of the north parcel parking is planned for public beach spaces?
 - Are there plans to insure that these beach access parking spots will be marked?
 - Are these parking places going to prioritize the placement of these spaces so that the public can easily access the beach?
 - The Big Wave Business Operation, Transportation, will provide for collection of fees for parking during special events, such as Mavericks and Dream Machines. What is going to prevent those public beach parking spaces from incurring parking fees?
 - Parking spaces alongside buildings 2, 3, 4, and 6 show no road access. It is not clear if there is going to be any space for landscaping. What is the plan for that area? (Spaces should be marked – some spaces would be easier for public to access.)
- Laura Stein, MCC treasurer— The EIR/Addendum notes that produce grown onsite is for consumption by Wellness Center residents and business park tenants, but it also states that produce will be transported to market. Will produce grown onsite be sold to the public, and if so, how will the produce grown onsite be transported to market?
- Dan Haggerty, MCC—For the most recent traffic study, is the data available to the public?
 - A: Camille Leung, County Planning—Yes, all the traffic study data is included in the Addendum.
- Dan Haggerty, MCC—How can we expect that the requirements and mitigation measures spelled out in the EIR and the Addendum when lots of County code and ordinances go unenforced right now?
- Dan Haggerty, MCC—What is the precedent for large logo signs on the sides of the business park buildings?
 - A: Camille Leung, County Planning—County Planning added the signs to the Big

Wave NPA project drawings to demonstrate how they might look. There are no specific plans for any specific signs, but it is expected that companies who become tenants of the business park buildings will want to install company signage.

—Dan Haggerty, MCC—Skeptical about the accuracy of the site impact photos. How can people verify that the pictures and projections are to scale? Will story poles be erected?

-A: Camille Leung, County Planning—The visual impacts shown in tonight’s presentation are accurate. The methodology for developing these visual impact photos and representations is detailed in the Addendum. Story poles were erected last time and feedback received by County Planning indicated that they did not help.

—Dave Olson, MCC vice chair—The Montara Water and Sanitary District (MWSD) figures 60 gallons a day per person for water usage. How will the Big Wave NPA water use be able to stay below this limit?

—Dave Olson, MCC vice chair—Hopes the County will attach a Conservation easement to the southern parcel to ensure that it will not be developed.

—Dave Olson, MCC vice chair—The traffic survey purports to indicate that there will be no additional delays from Big Wave NPA traffic at the Capistrano/Highway 1 intersection, but doesn’t think this seems reasonable.

—Chris Johnson, MCC secretary—Unhappy that the primary traffic route seems to be moving back and forth from Cypress Ave/Highway 1 to Prospect/Capistrano/Highway 1 and back to Cypress. Feels that the traffic studies are simply being done to support a desired recommendation rather than to really study traffic flow and determine what needs to be done -- a shell game. Very concerned about the language in the Addendum that indicates that Big Wave will seek “other sources of income” if the business park buildings are not built, specifically that these other sources of income will include developing the southern parcel.

—Erin Deinzer, MCC—Has traffic generated by boat owners who will store their boats in the boat storage area in the southern parcel been factored in to the traffic studies?

—Erin Deinzer, MCC—Has the impact of 15 years of construction traffic been factored in the traffic studies?

—Erin Deinzer, MCC—If the MWSD is only agreeing to provide a finite amount of water to the project site, what happens if the Wellness Center and/or business park buildings exceed this limit?

—Erin Deinzer, MCC—How will residents be selected for the Wellness Center units?

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—Leonard Woren, El Granada—Unclear to him how the building heights are being measured. Wants to see the worksheet used to determine parking uses and designations. Wants a condition placed that limits landscaping to no higher than the building tops. Doesn’t trust development agreements. Feels that construction traffic must be considered in the traffic analysis. Doesn’t think the 1996 master plan for the Half Moon Bay Airport should be used for this project; wants the updated plan to be used.

—Sabrina Brennan, Moss Beach—Asked the following questions and made the following points.

-Opposes a 15-year development plan and wants more details on the agreement. Feels that delays for the Shoppes at Harbor Village and the Oceano are why those projects are unsuccessful, unattractive, and unliked by the community and really demonstrate the problems inherent in long-term development agreements. Wants to know who conceived the long-term development agreement for Big Wave.

-Strongly supports story poles for Big Wave NPA. Also supports a Conservation

easement for the southern parcel and asks what assurances the community has against future development of the southern parcel.

-Concerned about the parking calculations. Feels that planning for bicycle and pedestrian safety should be incorporate into the master plan.

-Wants a specific signage plan for the business park.

-Wants to know what happens if the property is sold before the project breaks ground.

—A: Camille Leung, County Planning—The new owner inherits all existing permitting.

-Wants to know how Wellness Center residents will evacuate in the event of a tsunami. Feels that a complete reevaluation of the emergency response plan is needed. Asks if the traffic plan considers emergency evacuations.

—Elisabeth Vespremi, Moss Beach—Strongly opposes a 15-year development permit. Feels that the project description is not appropriate for existing zoning and that development permits, especially long-term ones, should not be granted for vague, speculative, or unspecified uses. Disputes water use figures presented in the Addendum.

—Fran Pollard, El Granada—Feels that the comment period should be longer, especially given the fact that there are eight different large-scale plans for the Midcoast being developed and circulated right now.

—Dorothy Norris, Pillar Ridge—Will water from the agricultural well for the project site drain from the same water table serving Pillar Ridge? Worried that draining the aquifer will introduce salt water into the water table.

—A: Lisa Ketcham, MCC chair—Yes, the Big Wave NPA agricultural well draws from the same aquifer as the Pillar Ridge and airport wells.

—Gael Erickson, El Granada—Wants a Hexagon (traffic study consultant) representative to speak directly to the community about their background and other projects they've worked on.

—A: Camille Leung, County Planning—Offered to provide a list of Hexagon projects.

—Bill Kehoe, Moss Beach—Concerned about isolating Wellness Center residents away from services. Wonders how residents will access stores, transportation, and other services. Feels that these residents are being “warehoused” away from the rest of the community. Considers Airport Road site to be the wrong location for this specific project.

—Kris Lannin Liang, Moss Beach—Wants to know more about the relationship between the non-profit and for-profit business/ownership models for the Big Wave NPA project. Doesn't understand why other community plans currently in progress can't be finalized before a decision is made about this large project. Supports suspending a decision on the Big Wave NPA project until other comprehensive community plans have been finalized.

—Paul Bowman, Pillar Ridge—Concerned about placing Developmentally Disabled residents in a tsunami zone. Thinks traffic will be a serious problem. Worried about MWSD's ability to meet Big Wave NPA water needs. Thinks that the project simulation photos use a wide-angle lens, which makes heights look less than they actually are; concerned about view impacts for Pillar Ridge residents.

—Leonard Woren, El Granada—States that Jim Eggemeyer, former County Planning head, was adamant that a new application be approved for Big Wave NPA.

-A: Camille Leung, County Planning—This is considered a new application.

—Sabrina Brennan, Moss Beach—Wants the County to itemize the responses to every comment and question and provide answers directly to the MCC.

—Dan Haggerty, MCC—Wants to know how and where he can get a hardcopy of the Big Wave NPA EIR Addendum. Really wants Hexagon to appear before the MCC and explain their methodology directly to the community.

-A: Camille Leung, County Planning—The hardcopies cost \$100 each. There are

two copies available for review at the Half Moon Bay public library; there is one hardcopy available for review at the offices of the Granada Sanitary District. Electronic versions are available on the County Planning website: <http://planning.smcgov.org/big-wave-north-parcel-alternative-project>. Hexagon consultant reps are too expensive to be paid to speak directly to the public.

### **3. Future Agendas**

- August 27, 2014—Presentation and discussion on “Connect the Coastside”, a Comprehensive Transportation Management Plan  
Review and approval of MCC comments to County Planning on the Big Wave NPA Project and EIR Addendum.
- September 10, 2014—Presentation of Plan Princeton Alternatives.

### **4. County Community Meetings**

- October 2, 2014 (tentative)—Plan Princeton, Phase 3: Alternatives Evaluation. This meeting will be held at the Oceano Resort in Princeton.

**Adjournment** — 9:26 p.m.